

JD file

Development Services
Planning
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

910 254-0900
910 341-3264 fax
wilmingtonnc.gov
Dial 711 TTY/Voice



TRANSMITTAL LETTER

TO: Steve Sattler, Zoning Inspector
DATE: February 12, 2013
SUBJECT: Tonbo Meadow Construction Release

The following items are being sent to you via this package.

QUAN.	DESCRIPTION
1	Sheets 1 - 8 Design Drawings
1	Sheets 9 - 11 CFPUA sheets
1	Stormwater Design Sheets 12 - 16
1	Stormwater Permit
1	Tree Preservation Removal Permit
1	Address assignments
1	Erosion/Sed Ctrl Permit

REMARKS: Tonbo Meadow is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- 1. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY SITE WORK, TREE REMOVAL, CLEARING, OR GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES.**
- 2. ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR TREE SAVE AREA DESIGNATED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO ENSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- 3. NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL THE CFPUA HAS AUTHORIZED CONSTRUCTION OF THE APPLICABLE WATER AND SEWER INFRASTRUCTURE. DEVELOPER IS REQUIRED TO SCHEDULE REVIEW AND PRECONSTRUCTION APPROVAL WITH CFPUA BY CONTACTING CFPUA DEVELOPMENT SERVICES AT 799-6064.**
- 4. ALL IMPROVEMENTS SHALL BE INSTALLED AND ANY REQUIRED EASEMENT DOCUMENTS SHALL BE COMPLETED/EXECUTED PRIOR TO THE RELEASE OF CERTIFICATES OF OCCUPANCY. RECORDATION OF PLAT(S) SHALL BE SUBJECT TO LDC SECTION 18-70.**

Tonbo Meadow
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5. **THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.**
6. **ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.**
7. **THE DEVELOPER ACKNOWLEDGES THE CONDITIONS OF THIS RELEASE AND ASSUMES ALL RESPONSIBILITIES AND RISKS ASSOCIATED WITH IT.**
8. **DEVELOPER SHALL CONTACT KAREN DIXON AT 341-7893 AND DISCUSS STREET LIGHTING OPTIONS**
9. **IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED. THE CITY OF WILMINGTON SHALL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION RELEASE.**
10. **A MYLAR REPRODUCIBLE AS-BUILT IS REQUIRED PRIOR TO OCCUPANCY.**

Please notify New Hanover County Building Inspections of this release.

Signature: _____
Jim Diepenbrock, Associate Planner

Copy: Pam Fasse	Fasse Construction
Bret Russell	Construction Mgr
Gil Dubois	Cape Fear Public Utility Authority
Kent Harrell/Bernice Johnson	Cape Fear Public Utility Authority
Jim Quinn	Senior Engineering Tech
Karen Dixon	GIS Traffic Analyst (letter – by email)
Sid Livingston	Progress Energy sid.livingston@pgnmail.com
Jim Sahlie	GIS Addressing (e-mail only)
Derek Pielech	Stormwater (e-mail only)
Don Bennett	Traffic Engineering (e-mail only)
File: Tonbo Meadow, File # 2007067	



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February 12, 2013

Ms. Pam Fasse
P O Box 221
Wrightsville Beach, NC 28480

RE: Tonbo Meadow

I have attached a copy of the construction release for the construction of Tonbo Meadow. **Please make note of the conditions for the release as they appear on the attached release letter.** These conditions must be followed and met in order for the construction to be approved. ***You must have a pre-construction meeting between City staff and the project's representatives. Any violation of this condition could result in an immediate stop work order and other civil penalties.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. Any trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that to obtain a certificate of occupancy for this construction project, the appropriate departments within the City of Wilmington must perform and approve a final inspection.

To arrange for these inspections please contact Steve Sattler, Zoning Inspector, at 341-4697. Mr. Sattler will coordinate the final inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items a final inspection will be performed. If the inspection is passed then the Zoning Inspector of the City of Wilmington will be notified of the inspection approval for this development. ***NOTE: The Zoning Inspector will not sign for a Certificate of Occupancy until both the requirements of the City of Wilmington's zoning ordinance and Construction Management division are satisfied.***

Please contact our office at 341-4697 to schedule the preconstruction meeting and if you have any questions or concerns regarding this information. The City thanks you for your investment in our community and looks forward to working with you towards construction of a quality project.

Sincerely,

Jim Diepenbrock
Associate Planner

CITY OF WILMINGTON
STORMWATER DISCHARGE PERMIT

Permit No.: 2009004

Issued.: 01/20/09

PERMISSION is hereby granted to install Stormwater Management (SWM) facilities on the herein-described development/project in accordance with the approved plan.

OWNER

Name...: JIJI MUGE, LLC
Address: POST OFFICE BOX 221
WRIGHTSVILLE BEACH NC 28480
Phone...: 910.232.1474

REPRESENTATIVE

Name...: RED LINE ENGINEERING
Address: 2664 TIMBER DRIVE, SUITE 405
GARNER NC 27529
Phone...: 919.606.4560

DEVELOPMENT NAME/LOCATION: TONBO MEADOW
6005/6007 GREENVILLE LOOP ROAD

APPLICABILITY:

- ☐ Non-residential/10,000 SF +
impervious surface
☐ Major Subdivision
☐ Major or Multi-unit Development

REQUIREMENTS:

- ☒ SWM Application Fee paid \$ 300.00
☐ Easements documents executed
☐ Maintenance Agreement executed
☐ SWM Contribution Payment,
if applicable \$ _____

CONDITIONS:

1. This Permit is issued pursuant to Chapter 20 of the Wilmington City Code. Expiration is as provided by Section 20-17.
2. This Permit is non-transferrable without the written consent of the City (Sect. 20-14).
3. No modifications of the approved plans shall be made until approved by the City (Sect. 20-24).
4. MYLAR REPRODUCIBLE AS-BUILT REQUIRED PRIOR TO OCCUPANCY.

Issued by:

 1/20/09

APPLICATION FOR TREE PRESERVATION/REMOVAL PERMIT

Name of Applicant: Lili Muge, LLC Phone: 232-1474 Date: 3/19/08

Name of Property Owner If Not Applicant: _____ Phone: _____

Address: P.O. Box 221, Wrightsville Bch. Zip Code: 28480

Address of Construction Site or Tree Removal: 6017 & 6101 Greenville Loop Rd.

Description of Tree(s) To Be Removed/Reason for Removal: 14" DBH Magnolia - located in new road P.O.W., 10" DBH Crape Myrtle - located in new stormwater BMP area

Description of Replacement Tree(s): 10 new 2.5" cal. trees required to replace 14" Magnolia & new 2.5" cal. trees required to replace 10" Crape Myrtle - Refer Plant Schedule - Dry Site - sheet L2.0.

APPROVED: ☒ DENIED: ☐

Reason for Denial: _____ Code Enforcement Division or Designee _____ Date _____

New Construction ☒

Expansion ☐

Other ☐

PAID ☐

Re-Order: Deck Street Paving: (919) 765-9476

4500.00

Permit No. 0923
City of Wilmington
CITY OF WILMINGTON
DEVELOPER RECEIPT
5/15/09 01
Permit Fee \$90.00
Tree Removal Fee \$90.00
Tree Preservation Fee \$90.00
Total \$270.00
5/15/09 15:08:02
THANK YOU !!



NEW HANOVER COUNTY

Engineering Department
230 Government Center Drive • Suite 160
Wilmington, North Carolina 28403
TELEPHONE (910)-798-7139
Fax (910) 798-7051

Beth E. Wetherill, C.P.E.S.C.
Soil Erosion Specialist

February 15, 2013

Pamela Fasse
P.O. Box 221,
Wrightsville Beach, North Carolina 28480

RE: Grading Permit # 22-08 Revision #1, Tonbo Meadow

Dear Ms. Pamela Fasse:

This office has reviewed the revised subject sedimentation and erosion control plan. We find the plan to be acceptable.

Please read the permit conditions carefully and return the signed blue original to our office and keep the copy for your records.

A preconstruction meeting is required prior to any land disturbing activity on site. Please contact us at (910) 789-7139 to set this up with us.

Please be advised that a copy of the approved soil erosion plan and a copy of the issued grading permit must be available at all times at the site.

New Hanover County's Erosion and Sedimentation Control Program is performance oriented requiring protection of the natural resources and adjoining properties. If following the commencement of the project, it is determined that the plan is inadequate to meet the requirements of the New Hanover County's Erosion and Sedimentation Control Ordinance, this office may require revisions in the plan and its implementation to insure compliance with the ordinance.

This permit will not preclude any other permits or approvals necessary for beginning or completing this development. It is the owner's responsibility to have all the approvals or permits that are required prior to beginning construction. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.

Respectfully yours,

Beth Easley Wetherill

Beth Easley Wetherill
NHC Soil Erosion Specialist

cc: Jim Diepenbrock, City of Wilmington Planning
Gary McCabe PE, Redline Engineering, P.C.



Permit for a Land Disturbing Activity

New Hanover County
Department of Engineering
230 Government Center Drive - Suite 160
Wilmington, North Carolina 28403
(910) 798-7139

As authorized by the New Hanover County Erosion and Sedimentation Control Ordinance

This permit issued to Pamela Fasse authorizes the development of 2.42 acres of land at 6017 & 6021 Greenville Loop Road for Tonbo Meadow, New Hanover County. This permit issued on September 22, 2008 is subject to compliance with the application and site drawings, all applicable regulations and special conditions and notes set forth below. Any plan modifications must be approved by this office prior to field changes.

It is understood by the applicant that a representative of New Hanover County's Engineering Department may inspect the site at any time following the issuance of this Permit. A copy of the approved Soil Erosion Plan and this permit must be available at all times at the site.

Failure to execute the provisions of this permit and the approved Soil Erosion Plan, or any other provisions of the New Hanover County Soil Erosion and Sedimentation Control Ordinance, shall result in immediate legal action by the County to the limits prescribed by the Ordinance. If the measures outlined on the approved Soil Erosion Plan and this Permit prove insufficient, additional Erosion Control measures can and will be required which in turn will be considered provisions of this Permit. This Permit does not preclude any other permits or approvals necessary for beginning or completing this development. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State laws, regulations and rules. It is the Permittee's responsibility to obtain all necessary permits and approvals.

SPECIAL CONDITIONS

(THESE CONDITIONS MUST BE FOLLOWED IN ADDITION TO THE PLANS AND SPECIFICATIONS)

*All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. These include a construction entrance, silt fences, 3 stabilized swales, swale 1 will be sloped 3:1 with a 2 foot bottom and will be immediately lined with coconut mat, Swales 2 & 3 will be sloped 3:1 and immediately lined with coconut mat, check dams, inlet and outlet protection, immediate construction and stabilization of the vegetated filter strip and immediate construction & stabilization of the stormwater ponds with Faircloth Skimmers. The slopes and outlets of the stormwater ponds must be installed and stabilized immediately. A rock pipe inlet protector may also be required in front of the pipe draining the project adjacent to Greenville Loop Road.

****Revision #1 approved 2/25/2013 changes the ownership of the property from Ji Ji Mugi, Inc. and includes the addition of 0.9 acres for offsite drainage work and the addition of 4 lots. Erosion control additions include a rock pipe inlet protector, inlet protection, immediate lining of all swales and the vegetated filter strip with North American Green C125, the skimmer in Sediment Basin #1 will be a 1.5 inch Faircloth Skimmer with a 1.3 inch orifice, the Faircloth Skimmer in Sediment Basin #2 will be a 1.5 inch Faircloth Skimmer with a 1.0 inch orifice, there will be 3 pervious baffles in each Sediment Basin and all area draining into the Stormwater Wetland and Rain Gardens must be completely stabilized prior to removal of the Sediment Basins.**

***Tree Removal Permits must be acquired from the City of Wilmington and/or New Hanover County prior to clearing the site.**

***Silt fence stakes must be metal and will be placed six feet apart without wire reinforcement or eight feet apart with wire reinforcement. Silt fence is not allowed as inlet protection.**

***This permit does not preclude any permits or approvals which may be necessary such as DEM Water Quality, C.A.M.A., and the Corps of Engineers, DEM Solid Waste or any other agencies.**

***No sediment shall leave the site.**

***If plan revisions are necessary you must submit a copy to this office for approval prior to any field changes.**

***If soil is removed from the site, it must be taken to an approved or permitted site to be identified to this office prior to removal from the site.**

***All City and/or County and State drainage and stormwater requirements will be adhered to.**

***If these measures fail to adequately control erosion, more restrictive measures will be required.**

***If any phase of grading ceases for more than 15 working days, the site will be temporarily stabilized.**

***All slopes must be stabilized within 21 calendar days of any phase of activity.**

***The approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.**

***Note the enclosed NPDES information from the State for sites disturbing 1 acre or more and the required rates for seed, lime, fertilizer and mulch in your seeding specifications.**

All **NEW** projects permitted after August 3, 2011 must include the following surface water withdrawal locations and stabilization requirement designations on the plan in order to qualify for coverage under the most recent NPDES Construction General Permit. All settling basins must have outlet structures that withdraw water from the surface, with the exception of basins or traps that have a drainage area of less than 1 acre. The NPDES permit requires ground cover within 14 calendar days on disturbed flat areas and ground cover within 7 calendar days on all areas within HQW Zones, perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3:1. Exceptions include slopes that are 10 feet or less in length and not steeper than 2:1 which must be stabilized within 14 calendar days and slopes greater than 50 feet which must be stabilized within 7 calendar days. This permit also includes other new requirements which are listed in the text of the NPDES Stormwater Discharge Permit for Construction Activities.

***Note the enclosed Self Inspection Program Requirements. This program is separate from the NPDES reporting and requires inspection and documentation after each phase of construction. These phases include: Installation of perimeter erosion control measures, Clearing and Grubbing of existing ground cover, Completion of any phase of grading of slopes or fills, Installation of storm drainage facilities, Completion of construction or development, Establishment of permanent ground cover sufficient to restrain erosion and any Deviation from the approved plan.**

***A pre-construction meeting is required prior to any activity on site. Please contact Beth E. Wetherill at (910) 798-7139 to set up this meeting.**

(Continued) - Page Three

Permit # GP 22-08
Revision #1

This Permit will expire one year from date of issue if no construction activity begins on site. This permit may not be amended or transferred to another party without approval of this office.

Acknowledgment of receipt of Permit

Owner

Beth Easley Wetherill

Beth E. Wetherill, C.P.E.S.C.,
Soil Erosion Specialist/New Hanover County

By (please print)

Signature